SUBDIVISION REVIEW SHEET

C12/

CASE NO.: C8-2011-0154.SH **Z.A.P. DATE**: August 7, 2012

SUBDIVISION NAME: Thornbury II

AREA: 67.233 acres **LOTS**: 346

OWNER/APPLICANT: Travis Blue Goose Ltd. AGENT: Lakeside Engineers

(Brian Saathoff) (Chris Ruiz)

ADDRESS OF SUBDIVISION: Blue Goose Road

GRIDS: Q-28/29 COUNTY: Travis

WATERSHED: Decker Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: Single Family, R.O.W., Open Space

<u>SIDEWALKS</u>: Sidewalks are required on both sides of all interior streets and subdivision side of external roads as indicated on the plan.

<u>DEPARTMENT COMMENTS</u>: The request is for approval of a preliminary plan, namely Thornbury II. The proposed preliminary plan is composed of 346 (338 of these are to be small lot residential) lots on 67.233 acres.

This plan falls within the Manor I.S.D. area.

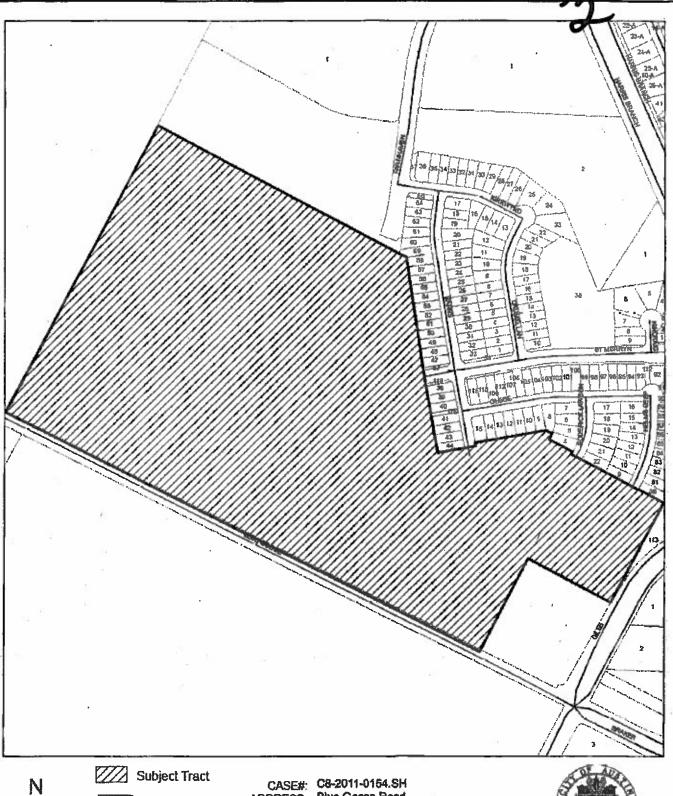
The plan includes trails as per Third Amendment to Austin M.U.D.s 1, 2 and 3 (See "Exibit A" attached).

STAFF RECOMMENDATION: Staff recommends approval of this preliminary plan. This plan meets all applicable City of Austin Land Development and State Local Government requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon PHONE: 974-2767

Email address: sylvia.limon@ci.austin.tx.us



Base Map

CASE#: C8-2011-0154.SH ADDRESS: Blue Goose Road

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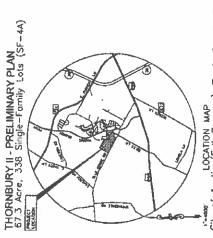
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Thornbury II - Preliminary Plan

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Erosion/Sedimentation, Tree Protection & Stope Map

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DOLL SUMMY GOUR, MC.
SZ13 BYODE LANE, \$102
AUSTN. 1832 78345
FOR (\$13) 782-5200
FAR (\$13) 282-5200

Cover Shee! / Notes Water Cuality Plan Prefiminary Plan

Sheet index:

ON ENGINE DIOMESTS

UNCSIDE DIOMESTS

NASHIN TRUCK SP03

PROME (512) 472-9488

fvx (512) 472-9488

Existing Conditions Drainage Map

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Fully Developed Drainage Map

STREET DIVENTOR

TYKERIDE ENGINEEKS

exas LOCATION MAP
City of Austin (Full-Purpose), Travis County, Te
Quadi: 0-29, MaPSCO pg. 528
Decker Creek Wotershed (Suburban, DDZ)
APPROVED SER's 3082 & 3083

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C8-2011-0154.5H 20060323-057 P.U.D. (SF-4) RESIDENTIAL PRELIMINARY PLAN: ZONTING ORDINANCE NO.: ZONING:

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JANUARY 09, 2012 SUBMITTAL DATE: PROPOSED USE:

CHRISTOPHER M. RUIZ, P.E. SUBMITTED BY:

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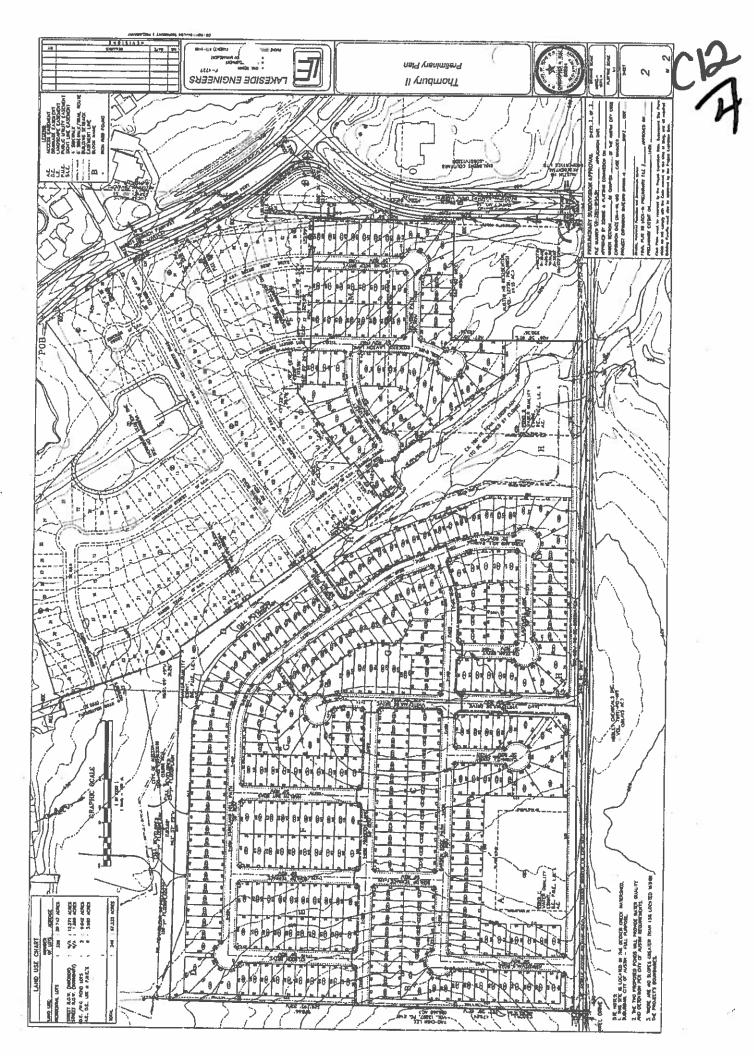


EXHIBIT "A"

Thombury Preim Ptan Trail System Note - #26 July 9, 2012

c) SIDEWALKS ALONG ALL COMMON AREA LOTS.

016_20-TRUDCHBAC-S:

C-PLAT-NOTES C-PLAT-NOTES C-TEXT-YSPACE

STRT TABLE TEXTURE 11: TEXT BOLD

25) DRIVEWAY ACCESS IS PROHIBITED ONTO GILES LANE FOR LOTS 69 & 70, BLOCK H.

26) PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS AND WITHIN ALL PEDESTRIAN ACCESS EASEMENTS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS AND JOR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. STOPWARKS DESCRIPTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. STOPWARKS DESCRIPTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

27) A MINIMUM OF THREE OFF STREET PARKING SPACES, ARE REQUIRED FOR EACH DWELLING UNIT, FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.

EXHIBIT "A"

luly 9, 2012

PUBLIC UTILITY EASEMENT

DRAINAGE EASEMENT Landscape easement

ACCESS EASEMENT

LEGEND

SIGHT LINE EASEMENT

4' SIDEWALK

SIDEWAIK TRAIL ROUTE

EASEMENT LINE

BUILDING SETBACK

SLOCK NAME

EXHIBIT "H"





PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;
 and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.